BNAW Update

**What is BNAW?**

Building Needs Assessment Workgroup

**Who is in BNAW?**

The coordinator manager of each department, Jesse Stewart, our fleet manager, 2 board members and the SCLS Board President.

**What is the charge of BNAW?**

To research and recommend to the SCLS Board of Trustees, SCLS staff and member libraries the most efficient and cost effective facility/facilities to best serve all departments and customers of the future SCLS organization.

Currently SCLS rents two facilities with leases that expire in May 2023. The cost of our leases combined exceeds $30,000 per month. It is the goal of the BNAW to find a more cost effective facility plan and to complete a recommendation that allows implementation of its facilities plan before the leases expire.

**What are BNAW’s Goals?**

1. Design a building that operationally meets our needs better.
2. Achieve savings.
3. Facilitate more team work and unite culture between administration and delivery.

**What Has BNAW Done So Far?**

**2018**: Spent the year outlining our goals, charge, budget, financing options and evaluating the SCLS building needs. Utilizing meetings, focus groups and surveys, compiled a master list of building needs and wants. Must have, nice to have, pie in the sky list.

Determined that buying or building a property that SCLS will own, instead of continuing to lease, is the most fiscally prudent path forward.

**2019:** Spent the year selecting a builder. Through a process of inviting builders in to do presentations, followed up by a request for information, evaluated using a scored evaluation matrix, and followed up with site visits, selected the Design-Build firm Keller, Inc. Keller is a Design-Build firm that will assist SCLS through all phases of design and construction, to include site selection and evaluation, budgeting and the public bidding process.

**2020**: Worked with Keller to create a Discovery Booklet, created by having Discovery meetings with all staff and departments, to outline building needs/wants. Keller created this booklet that outlines space needs, square footage and estimated budgets for the project.

**2021**: Worked with Keller and Lighthouse Realty on site selection. Criteria used in site selection included location (near major highway systems for Delivery), on MUFN map, cost, cellular service, on bus route, other services/amenities available in the area, walkable neighborhood. The final site selected that met all criteria is at 2801 Walton Commons Lane in Madison.

A purchase and sale agreement has been drafted and signed with the City of Madison, with the goal to close on the sale of the property by June 2022. Secured financing for the project through the Board of Commissioners of Public Lands. Also spent the year drawing up floor plans and construction documents.

**2022**: Finalized construction documents and our plans went out to bid in April. The public bid opening was May 12, 2022. The goal was to break ground in July 2022.

However, the bid opening did not go as planned. SCLS only received qualifying bids for half of the bid units. Based on what was received, the price of the project is projected to be $2 million over budget. So now what?

We looked at several options:

* Reducing the size of the building again
* Co-ownership and leasing options
* Purchase an existing building and modify it to meet SCLS’ needs (this proved to be the most cost effective option)

Our BNAW team, working with our realtor, located our new home at 1650 Pankratz Street, Madison, WI.

* Beautiful 10 year old former home of Lakeland University
* Meets all criteria for location: Near major highway systems for delivery, on MUFN fiber map, walkable neighborhood, amenities nearby, good cellular coverage, existing space can be easily retrofitted to meet the needs of HQ and there is space on the lot to add an addition to the building for SCLS Delivery.
* Meets all of our BNAW goals.
* Far more cost effective than building new!

Where we’re at in the process now:

* In June 2022, SCLS made an offer to purchase the building. It was accepted.
* BNAW, the SCLS BOT and our Keller team spent 90 days doing due diligence to satisfy all contingencies and ensure that this property is going to meet the current and future needs of SCLS.
* In September, the SCLS BOT voted to move forward with the purchase, remodel and addition to the building, as well as to assume the ground lease with the Dane County Regional Airport.
* Dane County will give its final approvals hopefully today! (November 17th) and SCLS will close on the purchase of the building by December 2, 2022
* Construction documents are being drafted for the remodel of the existing building and the addition of delivery.
* The plan is to go out for bid again by February 1, 2023, open bids March 1, 2023 and (if all goes well) start construction by May 1, 2023.
* SCLS HQ will be moving to our new location by May 31st and the goal is to move Delivery into its new facility by the end of 2023.

Interested in following the project or sponsoring a space in the building? See our new webpage: https://www.scls.info/new-building